SHORT PLAT

OF THE NE 1/4 OF SECTION 20, TWP. 31N., RNG. 5 E. W.M., ARLINGTON, SNOHOMISH COUNTY, WASHINGTON.

Z - 04 - 001 - FSP

LEGAL DESCRIPTION =

LOT 10, FIRS ACRES, ACCORDING TO THE PLAT THEREOF, _RECORDED IN VOLUME 25 OF PLATS, PAGE 47, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. _ -

EXCEPT THE NORTH 50 FEET THEREOF; AND

EXCEPT PORTION CONVEYED TO STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO--1, BY DEED UNDER AUDITOR'S FILE NUMBER 1927658

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJEC SHORT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACT 999 AND THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED: PROVIDED, THAT IF ANY PRIVATE ROAD(S) SHOULD BECOME A PUBLIC ROAD(S) AT SOME TIME IN THE FUTURE, ALL ALL EASEMENTS WITHIN THE ROAD SHALL BECOME NULL AND VOID AND ANY UTILITY FACILITY WHICH PHYSICALLY EXISTS MUST BECOME SUBJECT TO THE FRANCHISE REQUIREMENTS OF THE COUNTY.

. AN AVIGATION EASEMENT OVER THE PROPERTY STARTING AT 287 FEET MEAN SEA LEVEL (MSL) AND EXTENDING UPWARD IS HEREBY DEDICATED TO ARLINGTON MUNICIPAL AIRPORT UPON THE RECORDING OF THIS PLAT WHEREBY NO OBJECTS WILL BE CONSTRUCTED THAT WILL PENETRATE THAT SURFACE (BASED ON FEDERAL AVIATION REGULATIONS (FAR) PART 77).

CERTIFICATE OF OWNERSHIP AND DEDICATION

HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER Public use authorized by law when such other use is approved by the arlington CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS. ANY GOVERNMENTAL AUTHORITY. INCLUDING THE CITY OF ARLINGTON, IN RESPECT OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

3/29/04 DATE David K. Huber

RHONDA, L. HUBER

JOHN M. ROBINET

IN OLA JO

CASCADE BANK Exec. Vice President

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID R. DOWNING, THIS ______ DAY OF _______ APRIL____, 20_04_, AT ______ MINUTES PAST ______ AM., AND RECORDED IN VOL. OF SHORT PLATS, PAGE(S) _____, RECORDS OF SNOHOMISH COUNTY,

Terwilkger AUDITOR, SNOHOMISH COUNTY

Maria G. Acuand DEPUTY COUNTY AUDITOR

RESTRICTIONS

THIS_LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, "-ON WHICH AERONAUTIGAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND _ - ĀRŁINGŦOÑ MUNICIPAL CŌDE. TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVERFLIGHT ACTIVITIES AND ACTIVITIES CREATING NOISE IMPACTS ON THE

SINCE ATRERAFT WILL BETFLYING QVER THE PROPOSED AREA, ANY OUTDOOR -LIGHTING SHALL BE DOWN SHIELDED AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

L-NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE "WITH USE OF THE AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL. ELECTRONIG, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTŪRE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

THE-CURRENT OR FUTURE OWNERS SHOULD BECOME FAMILIAR WITH THE ALRPORT MASTER PLAN DOCUMENT. A COPY OF THE MASTER PLAN CAN BE DBTAINED AT THE TIRPORT OFFICE.

5. AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, PUBLIC LUTILITY DISTRĪCT NO. T OF SNOHOMISH CŌUNTY, CASCADĒ - GAS COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. AND TGL CABLE COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS_AND ASSIGNS, EACH-ON-A NON-EXCLUSIVE BASIS, "UNDER AND UPON_THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET-FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN_ON"THE MAP HEREIN,_IN" WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES. WITH NECESSARY FACILITIES AND OTHER EQUIPMENT-FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY. TELEPHONE. CABLE TV, WATER, SEWER, STORN DRAINAGE AND ANY OTHER UTILITY. WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.

5. IMPACT FEES FOR THE LAND-USE PERMIT ARE-BASED ON 8 NEW DWELLING UNITS (2 NEW DWELLING UNITS FOR EACH -OE_THE 4 PROPOSED DUPLEX LOTS AND 1 LOT WITH AN EXISTING SINGLE-FAMILY RESIDENCE), FOR A TOTAL OF 8 NEW DWELLING UNITS. IF MORE THAN 8 NEW DWELLING UNITS ARE - - -CONSTRUCTED ON THE 5 LOTS, THE BUILDER WILL-BE LIABLE-FOR IMPACT FEES _ _ -FOR THOSE ADDITIONAL UNITS, WHICH WILL BE REQUIRED AT THE AMOUNT IN -PLACE AT THE TIME THE BUILDING PERMITS ARE ISSUED...

7. THE TYPE III LANDSCAPE SHOWN ON THE FACE OF THIS SHORT PLAT SHALL ALLOW FOR DRIVEWAYS, PRIVATE ROADS AND UTILITIES FOR SERVICING THE LOTS WITHIN THIS SHORT PLAT.

MAINTENANCE ASSOCIATED WITH THE STORM SYSTEM IN TRACT 999 SHALL BE THE RESPONSIBILITY OF LOTS 1 THROUGH 5 OF THIS SHORT PLAT.

TRACT 999 IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH, EXCEPTING TEST INDICATIONS TO LOT TO THE WITH, EXCEPTING TO STATE ASSOCIATED MAINTENANCE OBLIGATIONS, TO LOTS 4 AND 5 WITH AN EQUAL AND 3 15-16, UNDIVIDED INTEREST UPON THE RECORDING OF THIS SHORT PLAT. THIS TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

10. TRAFFIC IMPACT FEES HAVE BEEN FULLY PAID FOR ALL PARCELS IN THIS SHORT PLAT.

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP (DRAWN BY ME/DRAWN UNDER MY

SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090; THAT ALL STREET

CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITH

EXISTING STREET CENTERLINES HAVE BEEN MONUMENTED WITH CONCRETE

THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES

OF MARCH_ 2004

REGISTRATION NUMBER - 17068

SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME/AN ACTUAL SURVEY MADE

UNDER MY SUPERVISION/A DEED DESCRIPTION RECORDED IN BOOK _____, PAGE

BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET (BY ME/UNDER MY

SUPERVISION) USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVERSE

WITH A LINEAR CLOSURE OF 1:10.000 AND CORRESPONDING ANGULAR CLOSURE AS

MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL APPROVED BY THE CITY;

PLOTTED FROM INFORMATION FOUND IN BOOK , PAGE ; AND THAT THIS

MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17.

WITNESS MY ORIGINAL SIGNATURE. REGISTRATION NUMBER AND SEAL THIS DAY

OF THE SNOHOMISH COUNTY REGISTRY/OTHER); THAT THE EXTERIOR PLAT

CERTIFICATE OF SUBDIVISION APPROVAL

HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTRY WITHINGO DAYS OF THE DATE BELOW.

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON' PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION. (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY. AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

CERTIFICATE OF CITY TREASURER

SNOHOMISH -COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIEY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED - FIEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY-_OFFICE, HAVE BEEN FULLY_PAID AND--DISCHARGED, --

EXAMINED THIS ____ DAY OF _

SNOHOMISH COUNTY TREASURER

DEPUTY COUNTY TREASURER

PUBLIC

STATE OF WASHINGTON COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID R. DOWNING IS THE PERSON WHO APPEARED BEFORE ME. AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE: Deria . Kyoum (PRINT NAME) GLOTIA J. Downing NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT NOWYSUIFE MY APPOINTMENT EXPIRES 11-29-04

STATE OF WASHINGTON COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID K. HUBER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE THISTRUM

RESIDING AT MANSHILE

MY APPOINTMENT EXPIRES 10-01-05

STATE OF WASHINGTON COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RHONDA L Huber is the Person who appeared before me, and said person ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDBED 19 BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MIK THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING ATT Mysuille MY APPOINTMENT EXPIRES (0 01-05

STATE OF WASHINGTON COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN M. ROBINETT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT 10 BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED WE THE INSTRUMENT.

PUBLIC

3 S NOTARY

SIS NOTARY BIO

PUBLIC

PUBLIC

(PRINT NAME) Christine M. Berg U NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT MONYSVILLE MY APPOINTMENT EXPIRES 10-39-05

STATE OF WASHINGTON COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KATHERINE 30 3 10-29-2005, ROBINETT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT MOLYUSUILLE MY APPOINTMENT EXPIRES 10-29-05

STATE OF WASHINGTON COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEWEYS K THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED I EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE EXEC. VICE Y CESADLES OF .-CASCADE BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

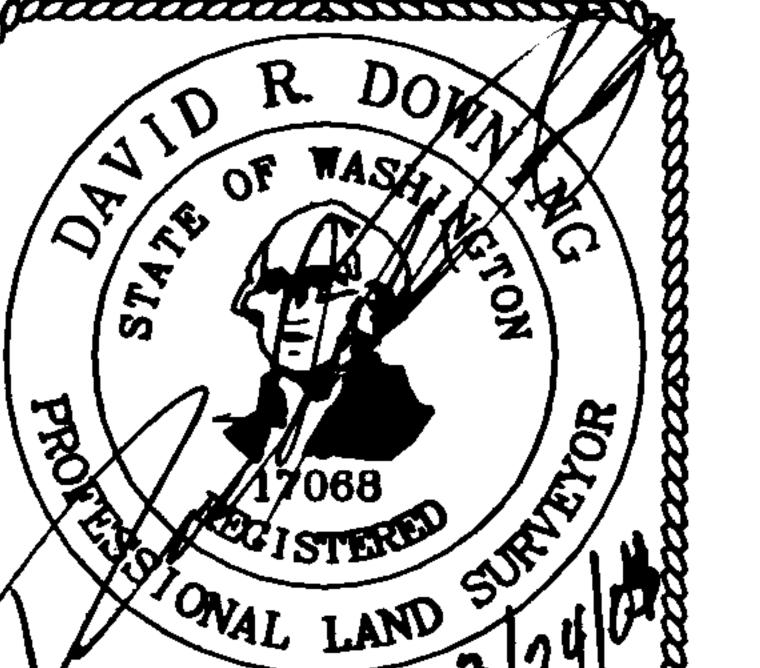
MY APPOINTMENT-EXPIRES 10-29-05

DATE

20040419 5205

3/18/04

HUBER SHORT



" SW 1/4 OF THE_NE-1/4-OF SECTION 20, TWP. 31N., RNG. 5 E. W.M., Z-04-001-FSP SHEET PROFESSIONAL-LAND SURVEYOR 4229 76th ST. N.E.-MARYSVILLE, WA. (360) - 653 - 538501 - 004JOB NO.

FIELD BOOK 56 & 81

